

ORDINANCE NO. _____

9-1-05
Z-10

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1701 WEST PARMER LANE FROM COMMUNITY**
3 **COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT**
4 **AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY**
5 **COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
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9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base districts on the property described in Zoning Case No. C14-05-0082, on
11 file at the Neighborhood Planning and Zoning Department, as follows:
12

13 From community commercial-conditional overlay (GR-CO) combining district to
14 community commercial-conditional overlay (GR-CO) combining district.
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16 Lot 1, Block B, Village at River Oaks Section Five Subdivision, a subdivision in
17 the City of Austin, Travis County, Texas, according to the map or plat of record in
18 Document No. 199900238 of the Official Public Records of Travis County, Texas;
19 and
20

21 From neighborhood commercial (LR) district to community commercial-
22 conditional overlay (GR-CO) combining district.
23

24 Lot 2-A, Block B, Resubdivision of Lot 2, Block B, Village at River Oaks Section
25 Five Subdivision, a subdivision in the City of Austin, Travis County, Texas,
26 according to the map or plat of record in Document No. 200500058 of the Official
27 Public Records of Travis County, Texas (the "Property"),
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29 locally known as 1701 West Parmer Lane, in the City of Austin, Travis County, Texas, and
30 generally identified in the map attached as Exhibit "A".
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PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 4,050 trips per day.
2. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive sales
Automotive washing (of any type)	Drop-off recycling collection facility
Exterminating services	Indoor sports and recreation
Pawn shop services	Counseling services
Guidance services	Residential treatment
Transitional housing	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____	§	_____
_____	§	_____
_____, 2005	§	_____
		Will Wynn
		Mayor

APPROVED: _____	ATTEST: _____
David Allan Smith	Shirley A. Brown
City Attorney	City Clerk